Shri Sheenappa Shetty, B.A.,B.L., Advocate Udipi on behalf of Udipi Taluk Landholders and Agriculturists' Assn., Udipi (Dist: S.Kanara) stated:

This district has peculiar forms of land tenure. Chalgeni tenancy is fromyear to year. In permanent tenancy the tenant has a permanent interest in the land and he cannot be evicted. It would be 'officious' on the part of Government to introduce any new legislation about tenancy when there are already enactments. The present system of land tenure has been in existence from time immemorial and it has been an ideal one. Every landlord, Shri Shetty stated, lived in his village; he had his lands around, and he assisted his tenants in men and money to carry on cultivation. There was a cordial relationship between the landlord and the tenant. If the tenant was not capable of paying the rent, the landlord was ready to reduce the rent. In the year 1953 some political parties such as the Socialists and the Communists came into existence and started creating trouble. All politicians like to have some sort of agitation. As against 7,000 holdings, according to Court statistic, the evictions never exceeded more than 110 i.e. 1.5 per cent. of the number of holdings. No one can deny a landlord's right to collect rent. While Government has drastic powers in the matter of collection of land-revenue the landlords have to go to a Court when the tenant refused to pay rent. There is absolutely no hardship imposed on the tenants in the district. There are no applications for fixation of rent, and this shows that the tenants are satisfied with the reasonableness of the present rents. No holding is rack-rented. We say that only 40 per cent. of the yield should be left to the landlords and we see no reason why this percentage should be reduced. The tenant in this district does not work all throughout the year. He works only for 10 days at the time of showing, replantation and reaping. On other days he rests and he could follow any other occupation.

No landlord gets a return of more than 3 per cent. interest on this investment. Landlordism in this district is not the

is not the same as that obtaining elsewhere. In the name of reforms class hatred may be created. Some industries bring in as much as 400 per cent. profit to the investor. Government does not put a ceiling on it. Madras Act No.14 of 1956 gives sufficient protection regarding the fixity of tenure etc. Lsn ds must go to the tiller but whose lands? They are not Government lands.

If the right of resumption of land is not given to all the members of the undivided aliyasanthana family what will happen to these members of the family, the whole land having been registered in the name of one person only (as a Registered holder). This has to be taken into consideration. The unit of 6 2/3 acres is not an economic ceiling in this district. It should be fixed at 10 or 15 acres to be considered as sufficient.

Land is a commodity which should be purchaseable and saleable like any other commodity. In the case of Zamindar holdings, hte Zamindari is an intermediary person; in the case of ryotwari landHolder, he is not so. The ceiling of land could be put in respect of future acquisitions. If the new Legislation is brought into force, the land values may come down immediately and many other interests like Banks, Co-op. Societies may suffer if there is any acquisition of land to be undertaken by the Government, it should be according to the Land Acquisition Act.

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Shri U.MC, S Bhat, B.A.,B.L.,Advocate and Landlord :

There is the Madras Act in force in this district. The rules thereunder should be framed and brought into force immediately. There is no machinery at present to carry out the orders passed by the Revenue Divisional Officers. The new rules should be framed in such a way as to give effect to the orders passed by the Revenue Divisional ~~xxxxxxxxxx~~ officers. New redistribution of property can be made only in respect of lands purchased in future. Due to partition in the majority of the joint families in this district, properties are already dwindling; the average holding is about 25 acres or so, and with further partitions, among the families there will be no big estate left. Regarding fixation of a ceiling for land, it may be fixed at land carrying

an assessment of Rs.250/-.

Shri Ranganatha Punja, B.A.,B.L., Advocate : In this district 9 lakhs of people are depending on agriculture. Per capita ownership of land is less than 4 acres. Forty-six per cent of the people are mere hangers on. If you transfer ????? the lands from landlords to tenants who is going to be

Madras Government has given time of 30 years to landlords to rehabilitate themselves. He said that he would stress very much on the importance of improvement of the land. He said that the Government in England have left the question of landlord and tenant to themselves. Every holding of land there is under Government control and if the land is not managed properly,the Government takes it over and manages. If the land is givenaway to a large number of tenants, it will be difficult to bring the small pieces of lands into consolidation. I do not mean to say that lands should not be nationalised but the landlords should be given a fair time to rehabilitate themselves. In regard to fixation of rent, he said he would like to have the rent as prescribed by the Andhra Government.

Shri Salenna, on behalf of Depressed Class Social Service League spoe as follows: He gave statistics and said that there were 1,60,000 pattadars in this district. There were about 10,000 Harijans owing small extents of land.

He said that Harijan tenant families are being sold away by landowners along with the properites occupied by them. This practice is even now prevalent in Kanathady village - now in Kerala State - in Kasargod taluk. 'Moolada Holeyaru' are permanent servants attached to a farm. There have been many instances of tenants evicted; but they cannot go to a Court of Law and seek redress on account of monetary and other practical difficulties. They have no resourcex to give vakalat and conduct proceedings i Courts. About the standard o rent, he said it should be between the limits placed by the other neighbouring Government it should be between the limits placed by the other neighbouring

Governments; it should not be too high and never be higher than ¼. Moole holeyas should be treated as tenants in respect of the land on which they work. If the ~~xxxxx~~ lands are to be disposed of they should be sold to the persons of the same village and if possible Government may purchase them.

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Shri P. Vasudeva Rao, when questioned by the members of the Committee regarding the enquiries made by the Madras Government inthe year 1950-51 said that some members from Madras had come in connection with Land Reforms Enquiry in the year 1950-51 and at that time the question of holdings of Devasthanams and Mathadipatis was also enquired into.

Shri Huchmasthy Gowda: Are there any landlords here who cultivate personally. It was pointed out that there were some such landlords present.

Shri C.L.Lobo, B.A.,B.L., Advocate and Landlord next spoke:

I have 20 acres of reclaimed land under cultivation. I have reclaimed and improved these lands during the last 5 or 6 years. I have got 5 pairs of bullocks and 5 pairs of bulls. I am not managing 20 acres of paddy lands and 10 acres of garden land. I have got 12 servants. In the beginning, only one crop could be taken, and now 2 crops are being taken. My family cannot be maintained by cultivation only. Cultivation of 20 acres of land is sufficient for a family which consists of 6 members and 4 permanent coolies. Per acre yield is 15 muras of rice for both the crops, since it is a newly reclaimed land. I have no tenants I have leased kumari land at the rate of R_s.15/- per acre. On an average I get from all the lands between 60 to 80 muras of rice from both the crops. The total cost of cultivation for 20 acres of land cannot be stated easily.

Shri Rangnath Punja suggested the cost of cultivation between 2 to 3 ~~xxx~~ muras of rice per acre. In respect of aliyasanthana families members of the family other than the Manager do not work on the lands and since the partitions of the family properties have not yet taken place in most of the families and are in dispute in Civil Courts, the other members

of the aliyasanthana families will not be able to get the lands for personal cultivation if a family ceiling is placed. If each member of the aliyasanthana family is allowed to resume the land, it would be alright. Such opportunities should be given to the members of the families which are still joint.

The main crop of this district is paddy. Areaa nut gardens are few. Ten to twenty acres of land could be cultivated by an average family by personal cultivation. According to Shri Punja details of pattadar were as follows:

(a) Pattadars paying an assessment of over Rs.1000/- only 81 out of 1,60,000 pattadars in the district.

(b) Pattadars paying an assessment between 500 to 1000, about 250.

(c) Pattadars pying an assessment ranging from Rs.250 to 500 about 1,000.

(d) Pattadars paying an assessment between 200 to 250 about 4,000 pattadar.

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Of late tenants do not work on the land whole-heartedly Since the lands have been in joint family holdings in this district, there have been very few sales and the possibility of tenant purchasing the land from the landlord is least.

Shri U. C.S.Bhat: There hve been no such restrictions regarding the sale of land in respect of persons governed by the Mithakshara law of succession and there have been no restrictions for sale. He also said that there have been several cases o sale of lands and there have been instances of even the tenants purchasing lands from landlords or landholders.

Shri M. N. Chowta, B. A. next spoke on behalf of landlords. He said that normally by cultivating the lands the landlords gets about 4 per cent. income for the investment made by him and in case a person takes to personal cultivation, the income may rise up to 12 per cent.

Shri Sheenappa Hegde: Questioned by Shri V. S. Hiremath, Shri Sheenappa Hegde, Advocate Udipi said that he would be personally satisfied if the ceiling of land for personal cultivation is fixed at 10 acres for an average family.

On of the members suggested that in the ordinary course no family cultivates more than 15 acres or land by personal cultivation.

Again when questioned by a member of the Committee regarding ceiling limit of land, Shri P. Vasudeva Rao said that if at all ceiling has to be fixed it should be 100 acres, although the Association of the District feels that there should be no ceiling at all on land. He also stated that 15 to 20 per cent. of the yield of the land would be required to meet expenses of cultivation. This covered all cost of cultivation including labour.

With a vote of thanks by the Chairman, the meeting came to a close.

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